

DRAFT SUBAREA PLAN POLICIES

The following policies are proposed for the 185th Street Station Subarea Plan (185SSSP). Some were included in the draft published in December 2014; some are amendments by the Planning Commission or staff, recommended before or after the January 15, 2015 public hearing. The 185SSSP will be incorporated into the City of Shoreline Comprehensive Plan upon Council adoption of Ordinance No. 702.

POLICIES INCLUDED IN DECEMBER DRAFT SUBAREA PLAN PRIOR TO JANUARY 2015 PUBLIC HEARING

Land Use

The Station Area 1 (SA1) designation encourages Transit Oriented Development (TOD) in close proximity to future light rail stations. The SA1 designation is intended to encourage high density residential, building heights in excess of 6-stories, reduced parking standards, public amenities, and commercial and office uses that support transit stations, neighborhood-serving businesses, employment, and other amenities desired by residents of the light rail station subareas. The zoning designation that is appropriate for this Land Use designation is MUR-85'.

The Station Area 2 (SA2) designation encourages Transit Oriented Development (TOD) in close proximity to future light rail stations. The SA2 designation is intended to provide a transition between the SA1 and SA3 designations, and encourage the development of higher density residential along arterials in the subarea, establish neighborhood commercial uses, reduce parking standards, increase housing choice, and transition to lower density homes. The zoning designation that is appropriate for this Land Use designation is MUR-45'.

The Station Area 3 (SA3) designation encourages Transit Oriented Development (TOD) in close proximity to future light rail stations. The SA3 designation is intended to provide a transition between the SA2 designation and single family zoning, and encourages the development of medium density residential uses, some neighborhood commercial uses, and increased housing choice. The zoning designation that is appropriate for this Land Use designation is MUR-35'.

Promote adaptive reuse of historic structures.

Consider adoption of a fee-simple administrative subdivision process.

Promote more environmentally-friendly building practices. Options for doing so may include:

- ☐ Adoption of International Green Construction Code
- ☐ Encouraging the development of highly energy efficient buildings that produce or capture all energy and/or water used on-site (Net Zero).
- ☐ Partner with the International Living Future Institute to adopt Living Building Challenge Ordinance and/or Petal Recognition Program. Petal Recognition could include achievement of at least three of the seven petals (site, water, energy, health, materials, equity, and beauty), including at least one of the following

petals: energy, water, or materials and all of the following:

- Reduce total energy usage by 25 percent over comparable building type and/or Shoreline Energy Code
- Reduce total building water usage by 75 percent, not including harvested rainwater, as compared to baselines estimated by the appropriate utility or other baseline approved by the Planning and Community Development Director
- Capture and use at least 50 percent of storm water on site

Transportation

Develop a multi-modal transportation network within the subarea through a combination of public and private infrastructure investments. Emphasize the creation of non-motorized transportation facilities, such as sidewalks and bicycle paths, as well as improvements that support improved transit speed and reliability.

Encourage property owners and developers to incorporate non-motorized transportation facilities into development projects in order to complete the transportation network in the subarea. These facilities should be open to the public and recorded to ensure permanent access.

Redevelop 185th Street/10th Avenue NE/NE 180th Street as the primary connection between Town Center, Aurora Avenue N, the light rail station and North City for all travel modes. Create a corridor plan that:

- ☐ Includes generous bicycle and pedestrian facilities. Minimize conflicts between transit, vehicles and bicycles by designing bicycle facilities behind the curb.
- ☐ Identifies needed infrastructure to improve transit speed and reliability, such as queue jumps and transit signal priority
- ☐ Includes intersection and roadway improvements needed to maintain the City's adopted transportation level of service
- ☐ Results in a "boulevard" style street with tree canopy and amenity zones
- ☐ Explores opportunities for undergrounding of overhead utilities

Encourage redevelopment that occurs along the 185th Street/10th Avenue NE/NE 180th Street corridor to provide site access via side streets and/or alleyways in order to minimize driveways and conflict points with bicycles, pedestrians and transit.

Incorporate recommendations of the 185th Street/10th Avenue NE/NE 180th Street corridor plan into the City's six year Capital Improvement Plan (CIP).

Pursue opportunities and develop a strategy to maximize use of outside sources to fund or finance infrastructure projects throughout the subarea including federal, state and local grant agencies, private investments and the Landscape Conservation and Local Infrastructure Program (LCLIP).

Monitor traffic impacts associated with redevelopment including cut-through traffic, vehicular speeding and spillover parking. Implement appropriate mitigation measures as needed such as traffic calming, police enforcement or Residential Parking Zones.

Ensure that developments provide frontage improvements. In areas where the future design/cross section has not been confirmed, require fee-in-lieu-of payments that will fund future City improvements. Once the cross sections have been confirmed, require frontage improvements.

Community Design

Support Sound Transit's community involvement process during the design phase for stations and other light rail facilities.

Develop and facilitate a community design process to create and enhance public spaces, including bicycle and pedestrian amenities, art, and other placemaking elements.

Monitor visual impacts of mixed-uses with regard to nuisance or compatibility with surrounding development. Implement mitigations, such as modifications to signage and design regulations, as necessary.

Economic Development

Promote redevelopment of properties along the 185th Street/10th Avenue NE/NE 180th Street corridor to create a mixed use, neighborhood-oriented business district that connects Town Center and North City. Strategies may include promoting conversion of single family homes to business uses, and expanding opportunities for home based businesses.

Identify priority nodes along 185th Street in which to target incentives for redevelopment that encourage catalyst projects and initial growth along this corridor.

Consider incentive program for new buildings to incorporate Combined Heat and Power systems and other innovative energy saving solutions.

Study feasibility for non-permanent economic uses, such as food trucks and coffee carts, near complementary uses and during community events. Identify appropriate locations for these types of uses, public health requirements, and the necessary infrastructure to support them.

Utilities

Apply recommendations from 145th Street Station Subarea Plan regarding District Energy and Combined Heat and Power to 185th Street Station Subarea.

Pursue Solarization program, community solar, or other innovative ways to partner with local businesses and organizations to promote installation of photovoltaic systems.

Coordinate with utility providers to identify and implement upgrades to existing underground utilities to support increased densities. Coordinate this work with projects included in the City's Capital Improvement Plan as well as in conjunction with right-of-way work performed by private development.

Develop a strategy for undergrounding overhead utilities.

Parks, Recreation, and Open Space

Investigate potential funding and master planning efforts to reconfigure and consolidate existing City facilities at or adjacent to the Shoreline Center. Analyze potential sites and community needs, and opportunities to enhance existing partnerships, for a new aquatic and community center facility to combine the Shoreline Pool and Spartan Recreation Center services.

Consider potential acquisition of sites that are ill-suited for redevelopment due to high water table or other site-specific challenge for new public open space or stormwater function.

Explore a park impact fee or dedication program for acquisition and maintenance of new park or open space or additional improvements to existing parks.

Natural Environment

Encourage preservation of stands of trees, and significant native trees, especially around the perimeter of a site.

Examine opportunities to use “Green Network” throughout the 145th Street Station Subarea as receiving sites for replacement trees that can’t be accommodated on redeveloped parcels in the 185th Street Station Subarea.

Consider establishing a fee-in-lieu program for private property tree replacement that could be used for reforesting public open spaces.

Housing

Develop the systems necessary to implement and administer the City’s new affordable housing program.

Investigate financing and property aggregation tools to facilitate creation of affordable housing.

Note: This policy should NOT be construed to mean use of eminent domain. It provides guidance to examine potential tools recommended by partner organizations, which were more complex than those included in draft Development Code regulations for the subarea plan.

ADDITIONAL POLICIES RECOMMENDED BY STAFF

Prior to the Public Hearing (included in Commission recommendation, but not published in draft Subarea Plan)

Housing

Analyze methods to maintain some affordable single family housing in addition to multi-family units as part of the City's affordable housing program.

Utilities-Hydrology

Prepare information regarding how proposed redevelopment in the 185th Street Station

Area will be managed in relation to known hydrological conditions.

Based on actual redevelopment and studies prepared for development within the Station Subarea, periodically analyze redevelopment patterns. Consider targeted planning efforts for areas that are not developing as envisioned.

Community Design

During the transition of the Subarea from low density residential development to mixed-use residential development, monitor the condition of structures and sites to ensure property is maintained in accordance with the City's Property Maintenance Code. Consider increasing resources for code enforcement in the subarea if through monitoring it is confirmed that compliance with the City's Property Maintenance Code are increasing.

Land Use

More planning will be necessary to determine the specific requirements for meeting future demands on utilities, infrastructure, parks, and schools. Cost estimates will be an important component of this planning. In addition, funding sources will need to be identified.

ADDITIONAL POLICIES RECOMMENDED BY THE PLANNING COMMISSION

Utilities

Encourage and implement low impact development (LID) and green stormwater infrastructure to higher level than required by DOE.

Explore sub-basin regional approach to stormwater management to reduce costs and incentivize redevelopment.

Housing

Develop a fee schedule in SMC Title 3 to set the fee-in-lieu value for mandatory affordable housing to incorporate ongoing maintenance and operation costs.

These are staff recommendations to revise Commission recommendation- see discussion in February 9 Council staff report)

Redevelop 185th Street/10th Avenue NE/NE 180th Street as the primary connection between Town Center, Aurora Avenue N, the light rail station, and North City for all travel modes. Create a corridor plan that:

- ☐ Includes analysis of all arterials and streets in the subarea to determine appropriate cross-sections for each classification, including sidewalks, amenity zones, and non-motorized facilities where appropriate.

Amend the Engineering Development Manual to reflect cross-sections for all classifications of arterials and streets in the subarea.

Undertake additional analysis of potential impacts to NE 188th Street and Perkins Way and identify mitigations to calm traffic that will use these roads to access the station

from the east, and provide additional safety features.

ADDITIONAL POLICIES AGREED TO BY THE CITY COUNCIL (FROM THE AMENDMENT MATRIX)

Evaluate opportunities to incorporate best practices for complete street design concepts, including grid patterns of short blocks and narrower lane widths.

Residential streets should allow for vehicular connectivity to the street grid in at least two directions and should provide pedestrian/bike connectivity in at least three directions in order to facilitate convenient and efficient travel by all modes. Consider the use of alternative energy in all new government facilities.

ADDITIONAL POLICIES RECOMMENDED BY THE CITY COUNCIL (FROM THE AMENDMENT MATRIX)

Evaluate a fee-in-lieu program for affordable housing including methods for alternative compliance.

Evaluate the use and applicability of Transfer of Development Rights.

Consider requiring the installation of photovoltaic systems in all new government facilities.